

COUNTY COMMISSION MEETING – October 5, 2010

Consent Agenda: Land Use Authority Mtg. Item – September 28th, 2010

CONDITIONAL USE PERMIT. Request permission to locate an office trailer, gas storage, and porta potties near an approved staging area for pipe storage yard for UNEV Pipeline on 2 acres of the Bowler arena property in Veyo. Sterling Construction Management, LLC/Monte Kester, Business Development agent. *(Tabled September 14, 2010)*

The planner advised that this item was tabled at the previous meeting to allow the applicant time to meet the site plan requirements for a site drawing and review from the NW Fire District and community council. Steve Haluska indicates that they have required the applicant to install an emergency fuel shut off valve and require that stand by fees be paid for commercial use, which will be \$205 for this year. This is the 2nd conditional use, whereas the applicant previously showed there was a need for a staging area in the County and the ideal location is the Bowler property in Veyo, which was previously used by IPP, Kern River and UNEV Pipeline. There is a lease agreement with Carl Bowler for the period of one (1) year on an annual basis. In order to have electricity for the office trailer they have submitted a 2nd Conditional Use Permit on the Bowler arena property approximately one-half mile east of the previously approved staging area. Building Official Kurt Gardner has completed an onsite review of containment area and reviewed updated photos for the commission.

Motion was made by Commissioner Everett to recommend approval of the Conditional Use Permit to locate an office trailer, gas storage and porta potties, in Veyo, for a period of one year. Commissioner Ford seconded the motion, with all five (5) commissioners voting aye. 5-0 approved

Regular Agenda: Land Use Authority Mtg. Item – September 14th, 2010

PLAT AMENDMENT Consider plat amendment for Lava Ridge Subdivision Amended II, to split lot 6 into two (2) lots hereafter known as lots 6A and 6B, 4.814 acres, Section 31, T39S, R16W, SLB&M, generally located along 500 North in Veyo. Trudy Thurgood, applicant and Mike Purdy, agent.

The applicant has submitted an amended plat and public notice was given that the Washington County Land Use Authority will hold a hearing on a subdivision plat, Lava Ridge Subdivision 2nd Amended, to create an additional lot 6A and lot 6B, which meets the requirement of the Zoning Ordinance for at least 1 acre parcels. The rest of the subdivision is to remain the same as shown of the original recorded plat. The applicant has submitted will service letters on power, phone, and water, plus a letter of septic feasibility from the Southwest Utah Public Health Department.

Commissioner Balen made a motion to recommend approval of the plat amendment for Lava Ridge Subdivision Amended II. Commissioner Jones seconded the motion, with all four (4) commissioners voting aye. 4-0 approved

